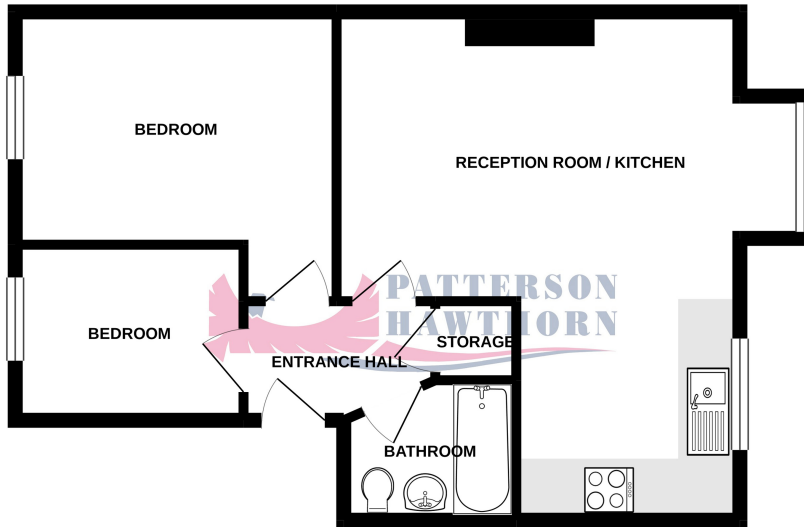


GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C	77	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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Leston Close, Rainham £250,000

- TWO BEDROOMS BAY FRONTED FIRST FLOOR FLAT
- REFURBISHED & MAINTAINED TO A HIGH STANDARD
- NEWLY EXTENDED LEASE OF 125 YEARS
- NO ONWARD CHAIN
- COMMUNAL GARDEN & PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.7 MILES TO RAINHAM C2C STATION
- SOUGHT AFTER LOCATION IN THE HEART OF RAINHAM VILLAGE



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

FIRST FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Built-in storage cupboard, wood grain effect vinyl flooring.

Reception Room

4.84m x 3.47m (15' 11" x 11' 5") Double glazed windows to side, inset spotlights to ceiling, wood grain effect vinyl flooring.

Kitchen

2.62m x 2.6m (8' 7" x 8' 6") inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven and four ringed electric hob, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, vinyl flooring.



Bedroom One

3.86m x 2.8m (12' 8" x 9' 2") Inset spotlights to ceiling, double glazed windows to side, electric heater, wood grain effect vinyl flooring.

Bedroom Two

2.69m x 2.11m (8' 10" x 6' 11") Inset spotlights to ceiling, double glazed windows to side, wood grain effect vinyl flooring.

Bathroom

2.07m x 1.67m (6' 9" x 5' 6") Inset spotlights to ceiling, low level flush WC, hand wash basin inset within a base unit, panelled bath, rainfall shower, tiled walls, tiled flooring.

EXTERIOR

Exterior

Communal gardens and communal parking.

